

**MINUTES OF THE  
AUBURN CITY PLANNING COMMISSION  
JUNE 21, 2005**

The regular session of the Auburn City Planning Commission was called to order on June 21, 2005 at 7:05 p.m. by Chairman Smith in the Council Chambers, 1225 Lincoln Way, Auburn, California.

**COMMISSIONERS PRESENT:** Merz, Powers, S. White, Chrm. Smith

**COMMISSIONERS ABSENT:** Thompson

**STAFF PRESENT:** Will Wong, Community Development Director; Reg Murray, Senior Planner; Steve Geiger, Associate Planner; Janet Ferro, Administrative Assistant

**ITEM I: CALL TO ORDER**

**ITEM II: APPROVAL OF MINUTES**

The minutes of May 17, 2005 were approved as presented.

**ITEM III: PUBLIC COMMENT**

None.

**ITEM IV: PUBLIC HEARING ITEMS**

- A. **Tree Permit – 259-299 Elm Avenue (Polk Parking Lot) – File TP 04-11.** The applicant requests approval of a Tree Permit to allow parking lot improvements which encroach within the critical root zone of the two native Blue Oak trees. A tree permit is required since the amount of encroachment exceeds 20% of the trees' protected area.

Reg Murray gave the staff report. He gave further information on the parking lot proposed and on the two trees involved. Based on

the limited nature of the potential impacts, the applicant's use of porous concrete, and the recommendations of the arborist, staff supports the request with the conditions listed and the requirements of the arborist report.

The public hearing was opened.

Ken Menzer, certified consulting arborist for this project, provided a sample of porous concrete and described it as a new material that is as strong as concrete, but allows water and air to penetrate. He described how the parking lot surface would also be constructed with drain rock, aeration, and a ventilation system of pipes in the gravel.

Dean Wood, Auburn resident, asked if the concrete material would be slippery and was advised that it has an aggregate surface that would not be slippery.

Lisa Morris, neighborhood resident, had questions about which trees would be removed.

The public hearing was closed.

After a short discussion, Comm. Powers **MOVED** to:

- A. Find the project Categorically Exempt from the California Environmental Quality Act per Section 15332;
- B. Adopt the following findings of fact for the Tree Permit:
  - 1. Approval of the tree permit will not be detrimental to the public health, safety, or welfare;
  - 2. Approval of the tree permit is consistent with the provisions of this chapter; and
  - 3. Measures have been incorporated in the project or the permit to mitigate impacts to remaining trees.
- C. Approve the Tree Permit for the Polk Parking Lot at 259-299 Elm Avenue subject to the conditions listed below.

Comm. Powers **SECONDED**.

AYES: Merz, Powers, S. White, Briggs, W. White, Chrm.  
Smith  
NOES: None  
ABSTAIN: None  
ABSENT: Elder, Thompson

The motion was approved.

**B. Tentative Subdivision Map, Use Permit, and Tree Permit – 585 Dairy Road (Vienna Woods Subdivision) – File SUB 04-4; UP 04-2; TP 04-8.** The applicant's request will subdivide a 6.2 acre parcel into twenty-five (25) single-family residential lots. The request also includes establishing development standards for the subdivision, creation of a planned unit development, amending the Auburn Hills planned unit development, and creation of an open space recreational easement.

Will Wong gave the staff report. The subject property has a creek running through the site, and a covering of a variety of native trees. The westerly portion of the property is presently zoned Open Space Conservation and no changes to this area is being proposed with this subdivision. This parcel is part of the Auburn Hills planned unit development (PUD) and was previously approved for 60 apartment units and also a 36 unit town home subdivision. The applicant is requesting to amend the Auburn Hills PUD to 25-single family residential lots. He also reviewed fencing, landscaping planned and tree preservation. Staff supports the proposal as the subdivision will provide for open space, recordation of open space/recreational easements, development not occurring within the 100 year flood zone, and tree preservation. The project will be responsible for improving Dairy Road along the project's frontage, including road widening and curb, gutter and sidewalk.

Comm. White inquired why an earlier approval for multiple family units had now been changed to single family when the original plan was for mixed development. She had concerns about providing a percentage of mixed use, higher density development, and also felt that fewer trees would be lost with multiple family construction.

Director Wong responded. He discussed inclusionary zoning and affordable housing. He pointed out that tree loss would be difficult to compare between the proposed project and a higher density multi-family project.

Chrm. Smith commented on the small lots and clustered homes planned for this development, rather than the four lots per acre or 10,000 square foot minimum lot size that is seen in some developments that he felt would be preferable.

Director Wong explained that with smaller lots and clustered homes you usually get the preservation of open space areas within the subdivision that would not happen with larger lots. This can also preserve certain clusters of trees and potential wetlands. There was discussion of lot sizes and tree preservation.

At Chrm. Smith's request, Director Wong also explained that the fence along the creek and the fencing and landscaping along Dairy Road would be maintained by the subdivision's homeowners.

Bruce Anderson, project developer, gave additional information on his proposal and his efforts to preserve trees. He stated that he agrees with all the conditions that have been placed on the project.

Chrm. Smith questioned the meandering sidewalk proposed; a section of the sidewalk is shown to be right along the road and Comm. Smith felt it should be moved away from the edge of the road for pedestrian safety.

Anderson responded that the meandering sidewalk was designed to avoid the removal of trees. He stated that he is willing to work with staff to redesign that portion of the sidewalk.

Ken Menzer, arborist for this project, described his efforts to preserve trees on the site.

Dean Wood, neighborhood resident, asked if the power lines on Dairy Road would be underground as this would enhance the look of the area. He also asked about maintenance of the creek and detention basin in the area.

Director Wong responded that power lines within the subdivision would be underground, however the power lines on Dairy are the jurisdiction of P.G.&E and undergrounding would not be required with this subdivision. Regarding creek maintenance, the creek and detention basin south of Incline Drive is the responsibility of Westwood Homeowners Association and north of Incline Drive it will be maintained by the homeowners of the new subdivision. If a detention basin proves to be required in the new subdivision it will

most likely be underground so that maintenance will not be an issue.

Doreen Wood, neighborhood resident, commented on the dangerous amount and fast speed of traffic currently on Dairy Road, that she felt could be alleviated if the road was widened. She was advised that the City has a traffic committee and they address speed issues such as this. Another alternative is to call the Police Department and report speeding vehicles.

The public hearing was closed.

The Commissioners discussed the project.

Comm. White **MOVED** to:

- A. Adopt the following findings of fact for the Mitigated Negative Declaration for the Vienna Woods Subdivision:
  - 1. The Planning Commission, on the basis of the whole record before it (including the initial study and any comments received) finds that there is no substantial evidence that the project will have a significant effect on the environment and that the mitigated negative declaration reflects the lead agency's independent judgment and analysis.
  - 2. All documents and materials relating to the proceedings for the Vienna Woods Subdivision are maintained in the City of Auburn Community Development Department, 1225 Lincoln Way, Auburn, CA 95603
  - 3. The Planning Commission has determined that mitigation measures have been identified in the Mitigated Negative Declaration, which mitigates all potentially significant impacts to a less than significant level. The Planning Commission adopts with this motion the Mitigation Monitoring Table and specifically finds that all mitigation measures identified in the Mitigated Negative Declaration have been incorporated in the Mitigation Monitoring Table and that these measures have been agreed to by the applicant and are fully enforceable through ECQA and applicable City Ordinances.
- B. Adopt the Mitigated Negative Declaration for

the Vienna Woods Subdivision.

Comm. Powers **SECONDED**.

The motion to approve A and B was approved unanimously by voice vote.

Comm. White **MOVED** to:

- C. Adopt the following findings of fact for the Vienna Woods Tentative Subdivision Map:
  - 1. The proposed subdivision is consistent with the Auburn General Plan.
  - 2. The design or improvement of the proposed subdivision is consistent with the objectives, policies, general land uses, and programs specified in the Auburn General Plan.
  - 3. The site is physically suitable for the proposed development.
  - 4. The site is physically suitable for the proposed density of development.
  - 5. The design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or subsequently and avoidable injure fish or wildlife of their habitat.
  - 6. The design of the subdivision or improvements is not likely to cause serious public health problems.
  - 7. The design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision.
- D. Approve the Tentative Subdivision Map for the Vienna Woods Subdivision subject to the conditions listed in Exhibit A.

Comm. Powers **SECONDED**.

Chrm. Smith **MOVED** to amend the motion to include a condition:

“The sidewalk along Dairy Road shall be moved back from the edge of pavement. This shall be done in coordination with the ar-

borist and the Community Development Department as with regard to saving as many trees as possible.”

Comm. White **SECONDED**.

The amendment to add the condition to D was approved unanimously by voice vote.

The vote on the motion to approve C and D was approved unanimously by voice vote.

Comm. White **MOVED** to:

E. Adopt the following findings of fact for the Use Permit for the Vienna Woods Subdivision:

1. The plan is consistent with the purposes of planned unit development as set forth in Auburn Municipal Code Section 159.080.
2. The plan departs from the minimum lot size of the zoning regulations otherwise applicable to the subject property, however, downsizing the average lot size and providing for open space areas is deemed to be in the public interest and appropriate for a PUD.
3. The purpose, location, and amount of the common open space in the planned unit development, the reliability of the proposals for the maintenance and conservation of the common open space, and the adequacy of the amount and purpose of the common open space, as related to the proposed density and type of residential development are found to be adequate for the proposed project.
4. The physical design of the plan and the manner in which such design is proposed makes adequate provisions for public services, provides adequate control over vehicular traffic and furthers the amenities of light and air, recreation, and visual enjoyment.
5. The proposed planned unit development has a beneficial relationship to the neighborhood in which it is proposed to be established.

F. Approve the Use Permit for the Vienna Woods Subdivision subject to the conditions listed in Exhibit A.

Comm. Powers **SECONDED**.

The motion to approve E and F was approved unanimously by voice vote.

Comm. White **MOVED** to:

- G. Approve amending the Auburn Hills Planned unit development to allow for twenty-five (25) single-family residential lots.
- H. Adopt the following findings of fact for the Tree Permit:
  - 1. Approval of the tree permit will not be detrimental to the public health, safety, or welfare;
  - 2. Approval of the tree permit is consistent with the provisions of this chapter; and
  - 3. Measures have been incorporated in the project or the permit to mitigate impacts to remaining trees or to provide replacement for trees removed.
- I. Approve the Tree Permit for the Vienna Woods Subdivision subject to the conditions listed in Exhibit A of the staff report.

Comm. Powers **SECONDED**.

The motion to approve G, H and I was approved unanimously by voice vote.

The Chairman announced the 10-day appeal period.

**ITEM V:**

**COMMUNITY DEVELOPMENT DEPARTMENT FOLLOW-UP REPORTS**

**A.** City Council Meetings

Director Wong reviewed recent City Council meetings.

**B.** Future Planning Commission meetings.

Director Wong discussed future meetings and vacation dates.

**C.** Reports



None.

**ITEM VI: PLANNING COMMISSION REPORTS**

None.

**ITEM VII: FUTURE PLANNING COMMISSION AGENDA ITEMS**

None.

**ITEM VIII: ADJOURNMENT**

The meeting was adjourned at 8:45 p.m.

Respectfully submitted,

Janet Elaine Ferro, Administrative Secretary